

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name: ACKEL, Salim House

other names/site number \_\_\_\_\_

2. Location

street & number 94 East Monte Vista Road not for publication \_\_\_\_\_

city or town Phoenix vicinity \_\_\_\_\_

state Arizona code AZ county Maricopa code 013 zip code 85004

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets the National Register Criteria. I recommend that this property be considered significant x locally.

JAMES STURGEN Arizona March 15, 1994  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register  
\_\_\_\_ See continuation sheet.

determined eligible for the  
National Register

\_\_\_\_ See continuation sheet.

determined not eligible for the  
National Register

other (explain): \_\_\_\_\_

Edson H. Beall

Entered in the  
National Register

[Signature]  
Signature of Keeper

G-10-94  
Date of Action



Narrative Description (See Continuation Sheet.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
B. Property is associated with the lives of persons significant in our past.
x C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A. owned by a religious institution or used for religious purposes.
B. removed from its original location.
C. a birthplace or a grave.
D. a cemetery.
E. a reconstructed building, object, or structure.
F. a commemorative property.
G. less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1920

Significant Dates 1920

Significant Person (Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder unknown

Narrative Statement of Significance (See Continuation Sheet.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Cooper-Roberts Architects, AIA. Historic Homes of Phoenix: An Architectural & Preservation Guide. City of Phoenix, 1992.

Phoenix Home and Garden (March 1993)

Arizona Republic (November 29, 1981)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary Location of Additional Data:

- x State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet)

Table with 6 columns: Zone, Easting, Northing, Zone, Easting, Northing. Row 1: 1, 12, 400660, 3703720, 3, Row 2: 2, 4

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Lot 75 and W 9.12' of Lot 74, Los Olivos Re-Amended, City of Phoenix

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The boundary includes the entire city lot that has historically been associated with the property.

11. Form Prepared By

name/title Jay Fradkin (amplified by SHPO staff)

organization date 4/25/94

street & number 94 East Monte Vista Road telephone 602-256-6354

city or town Phoenix state AZ zip code 85004

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 2

ACKEL, Salim House  
name of property  
Maricopa County, Arizona  
county and State

=====

The Ackel house is a square (42'x45') two and one-half story house constructed of glazed brick and topped by a broad-hipped, red-tiled roof with gablets on the three primary facades. The roof has deep wooden soffits featuring paired scrolled brackets and heavy molded eaves detailed with a hidden gutter. Each primary facade also has an extending one-story porch. Each porch features square brick piers, decorative brackets, red tile pent roofs and heavy cast balustrades. An original two-story frame projection to the rear of the house featured a sleeping porch on the second level which has since been enclosed.

Second story windows are wood framed 9 over 1 light double-hung with craftsman design, paired and grouped by plaster surrounds featuring raised keystones which are centered on flat lintels. The second story sills are tied together by a continuous plaster band course. Most of the first-story windows are paired one over one light wood double-hung, again with plaster surrounds and raised keystones in flat lintels. The front door is flush with Craftsman detailing.

With a total square footage of over 4000 square feet, the interior of the house has 19 rooms plus a basement. On the second floor are five bedrooms, two sitting rooms, a hobby room and two baths; while on the first floor are a formal entry, living room and dining room plus a kitchen and informal dining area, a bedroom, sitting room and two baths. An original central stair connects the two stories.

The primary architectural detailing and superior craftsmanship occur in the formal entry, living and dining spaces. These areas include quarter-sawn oak panelling and oak faced beams, 12-foot high ceilings, wooden pocket doors, built-in cabinets with leaded glass inserts, elaborate crown moldings, window detailing and hard wood floors.

The overall massing of the house is decidedly NeoColonial but the details are derived from Italian Renaissance designs. The horizontal banding, glazed tile and grouping of the windows indicated some influence from Prairie School examples.

The house faces south and is centrally located on a large lot (127'x200'). Other features of the property include a swimming pool (non-contributing) and a six-car detached garage. The garage is of similar style and construction to the house and is a contributing element to the historic property. The house retains a high level of integrity both externally and internally, with the woodwork of the living room/dining room being exceptional.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

---

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

The Salim Ackel House is located in the Alvarado Historic District, an elite residential area that developed in the 1920s and 1930s on the outskirts of central Phoenix. It is now within the city's central core, near the Heard Museum and the Phoenix Art Museum. The elegant character of the historic neighborhood remains--well-manicured mature landscaping, low-scale ornamental street lights, landscaped medians, and a mixture of early 20th century architectural styles, reflecting the affluence of the period.

Phoenix was changing in the post-World War I period and the Salim Ackel House is representative of trends and patterns of residential subdivision development in Phoenix from 1920s to the 1940s. Phoenix was the largest urban center in Arizona, having surpassed Tucson by that time. Population was booming because of Roosevelt Dam with water storage and increased agriculture. Successful campaigns were promoting the city as the garden spot of the Southwest. Population influx and the increased prosperity was soon reflected in residential patterns and architecture of Phoenix.

Salim Ackel was born in Syria and came to the United States and Arizona in 1891. For four years, he peddled notions to the mining camps in southern Arizona, then moved to Phoenix in 1895 where he soon opened a small grocery store on South Second Street then expanded with a dry goods business. In 1907, he built a dry goods store building at 16 East Washington. Ackel also began early to acquire land, some 600 acres. About 1914, he built the multi-story Jefferson Hotel (also known as the Ackel Building) at Central and Jefferson. As his mercantile and land-owning interests continued to prosper, Ackel's home changed from the modest cottage which, as a bachelor, he had built in 1900 to the palatial family home at 94 East Monte Vista. The Monte Vista area was one of Phoenix's most exclusive residential districts and Ackel's new home was considered one of the show places of Phoenix.

The Ackel family lived in the home from 1920 until 1937 when Ackel took over management of the Jefferson Hotel from 1937-1951 and made the hotel his home. The next owner was Dr. Fred Holmes, a prominent local physician who is remembered especially for his work with tubercular patients. Dr. Holmes sold the property in 1952 to Jean and Charles W. Gardiner, also prominent second-generation Phoenixians. Gardiner's father, John J. Gardiner, was an early entrepreneur with flour mill, water works, and a hotel; and Mrs. Gardiner was a daughter of Duncan MacDonald, pioneer Phoenix builder who developed the Arcadia District and much of the Camelback Mountain area. MacDonald Drive is named for him.

**Additional Documentation**

=====

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

=====

**Property Owner**

=====

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_ (same as that of preparer of this nomination)

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

# LOCATION MAP

Borrower/Client **Fradkin**

Property Address **94 East Monte Vista Road**

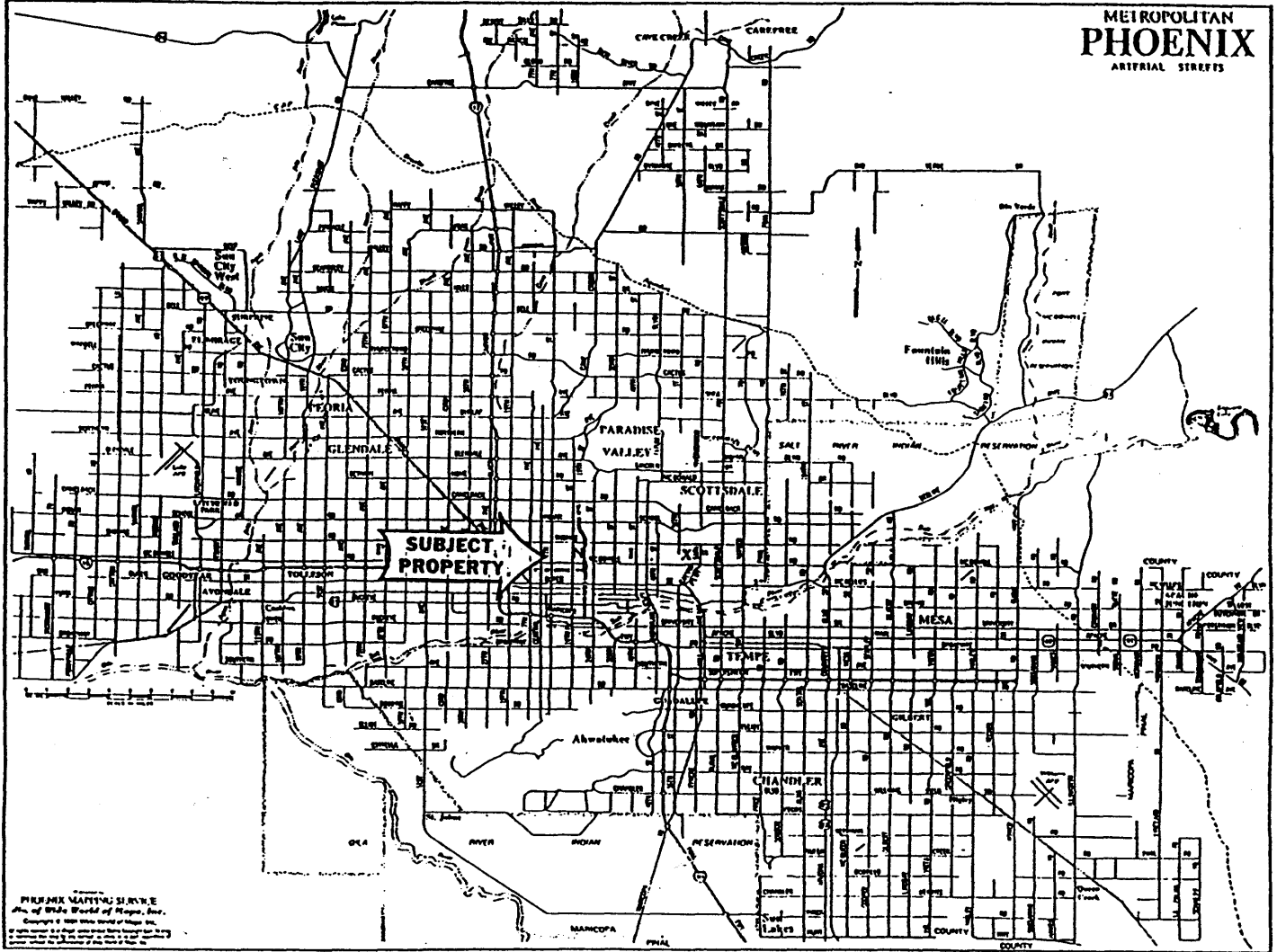
City **Phoenix**

County **Maricopa**

State **AZ**

Zip Code **85004**

Lender **Metropolitan Federal Bank**



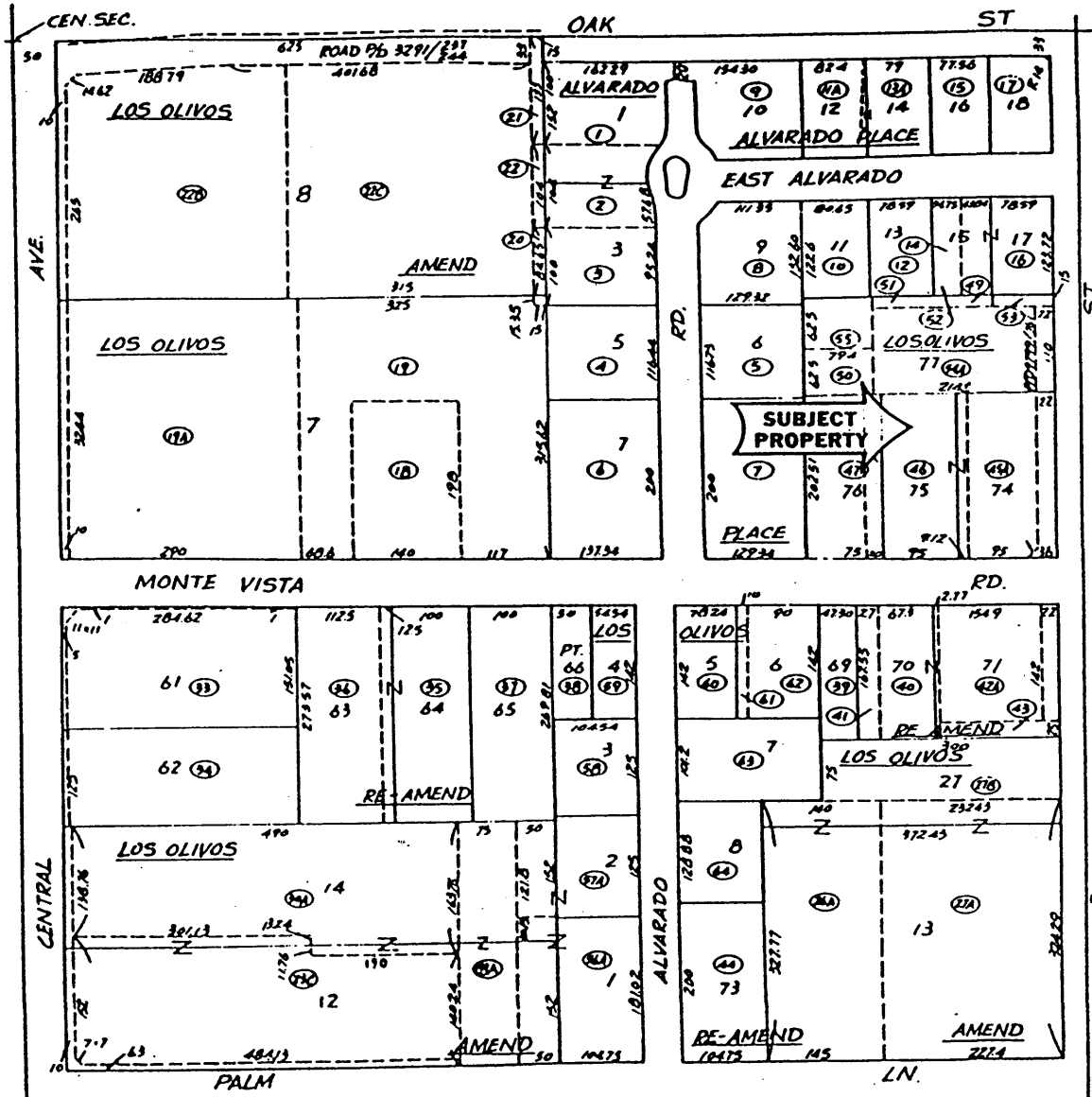


**SITE PLAN**

Borrower/Client **Fradkin**  
 Property Address **94 East Monte Vista Road**  
 City **Phoenix** County **Maricopa** State **AZ** Zip Code **85004**  
 Lender **Metropolitan Federal Bank**

**NW4 SE4 SEC.32 T-2N R-3E**  
 LOS OLIVOS AMEND 4/2 MCR LOS OLIVOS RE-AMEND 7/39 MCR  
 LOS OLIVOS REPLATTED 14/32 MCR ALVARADO PLACE 17/1 MCR  
 ALVARADO PLACE EAST 19/48 MCR

**BOOK 118**  
**MAP 52**

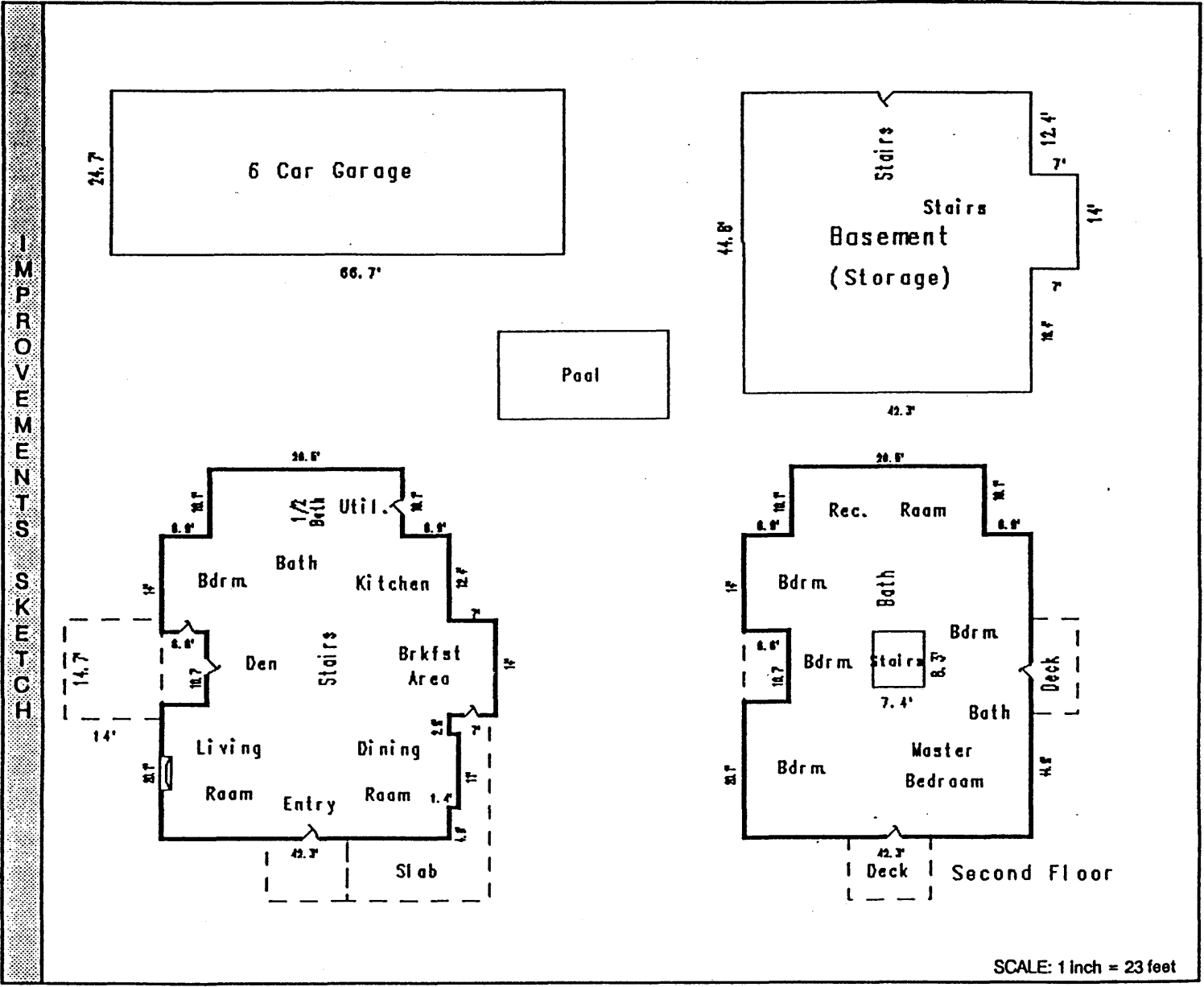


469

# SKETCH/AREA TABLE ADDENDUM

File No: 25702101

SUBJECT	Borrower/Client <b>Fradkin</b>			
	Property Address <b>94 East Monte Vista Road</b>			
	City	County	State	Zip Code
	<b>Phoenix</b>	<b>Maricopa</b>	<b>AZ.</b>	<b>85004</b>
	Lender <b>Metropolitan Federal Bank</b>			



CALCULA	AREA CALCULATIONS SUMMARY				LIVING AREA CALCULATIONS			
	Area	Name of Area	Size	Totals	Breakdown		Subtotals	
	GLA1	First Floor	2225.67	4276.52	28.50	X	54.90	1564.65
		Second Floor	2112.27		6.90	X	14.00	96.60
		Stairs	-61.42		6.90	X	44.80	309.12
	PDR	Deck	98.00	7.00	X	14.00	98.00	
		Deck	113.74	0.30	X	30.80	9.24	
		Porte-cochere	205.80	6.60	X	20.10	132.66	
		Deck	70.62	1.40	X	11.00	15.40	

# SKETCH ADDENDUM

Borrower/Client	JAY & SUSAN FRADKIN		
Property Address	94 East Monte Vista Road		
City	Phoenix	County	Maricopa
		State	AZ
		Zip Code	85004
Lender	BENJAMIN FRANKLIN MORTGAGE CO.		

S/C  
POI

